



Legislation Details (With Text)

File #: 17-0413 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 5/2/2017 **In control:** Franklin Municipal Planning Commission
On agenda: 5/25/2017 **Final action:** 5/25/2017
Title: Township PUD Subdivision, Site Plan, Section 1 (Harmony Southern Care), A 59,736 Square-Foot Assisted Living Facility On 17.30 Acres, Located At 1020 Harmony Hills Drive. (CONSENT AGENDA)

Sponsors:

Indexes:

Code sections:

Attachments: 1. MAP Township SP Sec 1, 2. Township, SP, Harmony Southern Care Conditions Of Approval, 3. Township PUD Subdivision, Site Plan Section 1 (Harmony Southern Care) - submittal 003, 4. Township Elevations

Date	Ver.	Action By	Action	Result
5/25/2017	1	Franklin Municipal Planning Commission	approved	Pass

DATE: May 17, 2017

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Senior Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Township PUD Subdivision, Site Plan, Section 1 (Harmony Southern Care), A 59,736 Square-Foot Assisted Living Facility On 17.30 Acres, Located At 1020 Harmony Hills Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 6414 (Formerly 5841)

Applicant: Michael Garrigan, Dale and Associates

Owner: J.D Eatherly

Background/Staff Comments

This site plan was approved on 7/24/2014. The site plan has since expired and requires this body to re-approve it. The rezoning and development plan for this project were given a favorable recommendation by FMPC in December 2014 and approved by BOMA in March 2015. The site plan requires FMPC approval as it includes an incompatible land use buffer.

Recommendation

Approval, with conditions

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website ([<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.